

4.9 POPULATION AND HOUSING

Based on the findings of the IS, the proposed West Gateway project may or would result in potentially significant adverse impacts on population and housing. The analysis in the following sections focuses on the existing conditions in the study area, the analysis methodology, thresholds of significance, the potential population and housing impacts of the West Gateway project related to affordable housing, and mitigation as needed. This section also considers the ways that implementation of the proposed project could directly or indirectly encourage economic or population growth within the City of Long Beach. The CEQA Guidelines refer to growth inducement as ways in which the proposed project would foster economic or population growth, or construction of housing, either directly or indirectly, in the surrounding environment (CEQA Guidelines, Section 15126[g]). Induced growth is any growth which exceeds planned growth and results in new development (e.g., such as the extension of infrastructure) which would not have taken place in the absence of the proposed project.

4.9.1 EXISTING SETTING RELATED TO POPULATION AND HOUSING

Long Beach is a diverse City that includes many recreational, economic, cultural and housing opportunities for residents and visitors. The City has an integrated diverse resident population with no single ethnic group in the absolute majority. The City has a wide range of housing opportunities from single-family homes to high density apartment complexes and condominiums.

Population

According to the State of California Department of Finance (DOF), the population of Long Beach as of January 1, 2004 was 487,112.¹ According to the Southern California Association of Governments (SCAG), the City of Long Beach will experience a six percent growth increase during 2000 to 2010 and increase another nine percent during 2010 to 2020.² According to SCAG this represents an annual growth rate of less than a one percent over the next two decades. The City of Long Beach is expected to reach 531,149 residents in 2020.

Table 4.9-1 shows the Regional Growth Forecasts to the year 2025 for the City of Long Beach as project by SCAG.

**Table 4.9-1
SCAG Projections for the City of Long Beach**

	2005	2010	2015	2020	2025
Population	489,528	503,450	518,627	533,590	547,937
Household	166,144	171,723	178,252	184,906	191,482
Employment	192,568	213,998	222,549	230,774	238,440

Source: SCAG Regional Growth Forecasts provided in SCAG comment letter on NOP dated September 1, 2004. See Appendix C.

¹ State of California, Department of Finance, E-5 City/County Population and Housing Estimates, 2004, Revised 2003-Revised 2001, with 2000 DRU Benchmark. Sacramento, California, May 2004. <http://www.dof.ca.gov/HTML/DEMOGRAP/E-5a.xls>.

² City of Long Beach Housing Element, April 2001.

Housing

The DOF estimates that Long Beach has a total of 173,460 housing units as of January 1, 2004.³ Single-family detached homes comprise approximately 40 percent of the City's housing stock and approximately five percent of the City's single-family units are attached (i.e. condominiums and townhomes). Multi-family units comprise 52 percent of the City's housing stock with approximately 39 percent comprised of units with five or more units. According to the DOF, occupied housing units make up approximately 95 percent of the City's housing stock with approximately 2.9 persons per household. According to SCAG, the City is anticipated to increase the number of housing units by 15,940 for an approximate 189,400 housing units in 2020.

As shown in Figure 2-1, Existing Conditions Aerial Photograph, the West Gateway area has a mixture of uses including residential, commercial, parking and vacant lots. The entire West Gateway area includes 10 parcels fronting Broadway and West Third Street between Golden Avenue and Chestnut Avenue. Of particular note is the under-utilization of many of these parcels. Parcel 1 (also referred to as the Jamboree Parcel) located along Golden Avenue and West Third Street has been approved for affordable housing. Parcel 8 located on the west side of Chestnut Avenue and West Third Street and Parcel 12 located on the southwest corner of Cedar Avenue and West Broadway have since been dropped from the West Gateway project area due to pre-existing plans for expansion.

The entire project area is designated Mixed Use District (LUD 7) by the City's General Plan Land Use District Maps. The purpose of this designation is to allow a variety of uses supporting the redevelopment goals of the area. According to the Long Beach General Plan Maps and Descriptions of Land Use Districts, the Mixed Use District is described as follows:

“...[I]n a few locations throughout the City, a careful blending of different types of land uses can serve to save time and energy in transportation and communications, simplify and shorten transactions of goods and services, vitalize a site, and give it more importance in the urban structure of the City. The area will benefit from the synergistic effects of this blending.....[C]ombination of land uses intended by this district are, for example: employment center, such as retail, offices, medical facilities; higher density residences; visitor-serving facilities; personal and professional services ...”

According to Downtown Planned Development District (PD-30) Regulations, Parcel 9, 10 and 11 are included in the Downtown Mixed Use District, which allows a higher intensity of uses and higher building heights (80' limit), while Parcels 2 through 7 are included in the West End Residential District which allows medium-high intensity uses, primarily residential development, with a lower building height limit (50'). Both districts allow the same residential densities, however Downtown Mixed Use District allows the same residential density coupled with other uses and higher building height limitation making the maximum allowable use more intense than the West End Residential District.

Employment

³ State of California, Department of Finance, E-5 City/County Population and Housing Estimates, 2004, Revised 2003-Revised 2001, with 2000 DRU Benchmark. Sacramento, California, May 2004. <http://www.dof.ca.gov/HTML/DEMOGRAP/E-5a.xls>.

According to SCAG's most recent employment projections, there are 190,466 jobs in the City of Long Beach.⁴ The current jobs/housing ratio is 1.09 jobs per housing unit. The Gateway Cities subregion within the five-county SCAG region has a jobs-housing ratio of 1.42 jobs per housing unit and is considered to have achieved a balance between jobs and housing. From this perspective, Long Beach is therefore considered housing-rich.

4.9.2 THRESHOLDS OF SIGNIFICANCE RELATED TO POPULATION AND HOUSING

Implementation of the West Gateway project would result in a significant adverse impact on the environment related to population and housing if it would:

- Induce substantial population growth.
- Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere.
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

4.9.3 METHODOLOGY RELATED TO POPULATION AND HOUSING

The project was analyzed for consistency with the City of Long Beach General Plan Housing Element and housing policies, and SCAG's regional projections for population, housing and employment. Analysis of maps, Assessor's information, photographs and field visits, were used to estimate the number of existing structures and dwelling units impacted on the project site.

4.9.4 IMPACTS RELATED TO POPULATION AND HOUSING

Population

In total, the approximate West Gateway project site would be developed with 15,000 square feet of neighborhood-serving retail uses and 853 apartment and condominium units. Parcels 9 through 11 are currently owned by or will be acquired by the City of Long Beach Redevelopment Agency and then sold to developers. Parcels 2 through 7 would be acquired by the City and sold to private developers in the future. Eligible residences and businesses in the redevelopment project area would be relocated according to California Redevelopment Law and the California Relocation Assistance and Property Acquisition Guidelines. All existing structures on the Parcels 9, 10 and 11 would be demolished or relocated via the City's historical preservation guidelines. Structures on Parcels 2 through 7 would most likely be demolished.

⁴ Southern California Association of Governments, Regional Activities, Growth Forecasting. 2004 Regional Transportation Plan Growth Forecast – City Projections. <http://www.scag.ca.gov/forecast/rtpgf2004.htm>.

Assuming an average household size of 2.9 persons,⁵ the project's contribution of 853 apartment and condominium units would increase the population in the City by approximately 2,473.70 persons. This assumes that all displaced residents would stay in Long Beach. SCAG estimates that the population of Long Beach will increase by 28,278 persons by 2010. The project's contribution to future population by 2010, as estimated by SCAG, is 8.7 percent. SCAG estimates that the City's population will grow by an additional 45,263 persons between 2010 and 2020.⁶ The increase in population as a result of the project represents approximately 5.5 percent of the future population growth anticipated in the General Plan. Therefore, the project's potential contribution to population growth in Long Beach is well within the adopted local and regional population growth projections provided in the City's Housing Element of the General Plan and SCAG's Regional Comprehensive Plan and Guide, respectively. Therefore, the project impact related to population would be less than significant. Although the Initial Study stated that there were potential impacts to population, after analysis, the potential impact is less than significant.

Residential Displacement

In order to implement the proposed project, demolition is required for all buildings on Parcels 9, 10 and 11. For Parcels 2 through 7, it is assumed for this analysis that the redevelopment of these parcels will require the future demolition and displacement of those residents occupying the properties. Table 4.9-2 shows the estimated displacement of residents for the West Gateway project.

**Table 4.9-2
Household Displacement Estimations for the West
Gateway Project**

Parcel	Dwelling Units
2	49
3	25
4	5
5	22
6	10
7	14
9	14
10	56
11	16
Total	211

Source: City of Long Beach Redevelopment Department.

These household displacements will be subject to all applicable relocation laws and policies of the City of Long Beach. Eminent Domain law and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 requires the City of Long Beach assist displaced residents in finding alternative residential locations, either within or outside the City limits. Displaced residents are also eligible for the reimbursement of certain relocation costs, including moving costs.

⁵ State of California, Department of Finance, E-5 City/County Population and Housing Estimates, 2004, Revised 2003-Revised 2001, with 2000 DRU Benchmark. Sacramento, California, May 2004. <http://www.dof.ca.gov/HTML/DEMOGRAP/E-5a.xls>.

⁶ City of Long Beach. *City of Long Beach Housing Element*. April 2001.

Housing

The 211 housing units currently in the West Gateway project site would be demolished as part of the proposed project. The housing units would be replaced in the project and elsewhere in the City of Long Beach, consistent with applicable redevelopment laws and regulations. On January 26, 2004, The City of Long Beach approved a plan for affordable housing located in the West Gateway area at the corner of Golden Avenue and West Third Street. This approved plan for affordable housing will result in 64 affordable housing units (with 63 units affordable to persons earning between 40-50 percent of Los Angeles County median income) on the Jamboree Parcel (Parcel 1). While there is not certainty that the residents that will be displaced by the West Gateway Project will occupy the affordable housing units on Parcel 1, it is the City's intent to market these units to residents in the surrounding neighborhood.

The project's provision of new apartment and condominium units represents approximately eight percent of the 15,940 anticipated net new housing units to be provided in the City by 2020 based on SCAG city projections.⁷ The provision of this housing is consistent with Long Beach's Housing Element goals and policies to provide adequate housing by location, type of unit and price to meet existing and future needs of City residents.

The 2000 SCAG Regional Housing Needs Assessment (RHNA) projects that the City is expected to accommodate 517 new housing units in the very low to upper income ranges between the planning period 1998 and 2005. Although the project exceeds the number of housing units identified by the SCAG in RHNA, the additional housing stock will have a beneficial local and regional impact on housing supply. In addition, due to poor market conditions in the Gateway subregion, the City of Long Beach voluntarily assumed an additional 946 housing units from the Gateway Cities (27 cities) for a total RHNA of 1,464 housing units.⁸ The project's contribution of new housing units is well within the City's projections of 15,940 additional housing units by 2020. Overall, the project impact on housing would be less than significant. Although the Initial Study stated that there were potential impacts to housing, after analysis, the potential impact is less than significant.

Employment

The project will impact an estimated nine businesses located on Parcels 9, 10 and 11. Parcels 2 through 7 do not have any businesses that will be affected by the project. Businesses include: Rene Market, Xavier Medical Center, Queen's Way Hotel, Pete's Liquor, Julian Ship Supplies, Absolute Bail Bonds and Law Office and Andriole's Bail Bonds. These businesses that currently make up the project site have been or will be acquired by the City of Long Beach Redevelopment Agency and ultimately sold to developers. Some of the properties comprising the project site are already owned by the City of Long Beach Redevelopment Agency. Eligible businesses in the redevelopment project area will be relocated according to California Redevelopment Law and the California Relocation Assistance and Property Acquisition Guidelines. In total, the 11.66 site will be developed with approximately 15,000 square feet of neighborhood-serving retail uses. Based

⁷ 2001 RTP Growth Forecast: City Projections. Southern California Association of Governments.
http://www.scag.ca.gov/forecast/downloads/city_projections.xls

⁸ City of Long Beach. *City of Long Beach Housing Element*. April 2001.

on a factor of three employees for every thousand square feet of commercial development, the project is expected to provide 45 net new jobs upon project completion.

SCAG estimates that Long Beach would support an additional 16,586 jobs by 2010.⁹ The project's generation of approximately 45 net new jobs represents less than one percent of the anticipated job growth by 2010 in Long Beach. The project's contribution to local, subregional and regional job growth is well within the adopted projected job growth for 2010. Therefore, the project's impact to employment would be less than significant. Although the Initial Study stated that there were potential impacts to employment and related population growth, after analysis, the potential impact is less than significant.

4.9.5 MITIGATION RELATED TO POPULATION AND HOUSING

The proposed project would not result in significant adverse impacts related to population, housing or employment. No mitigation is required. However, business and residential displacement will occur for all the parcels in the West Gateway project site. The following mitigation measures are added to ensure that these displacements are appropriately mitigated as required under State law.

- HP-1 Consistent with the requirements of eminent domain law and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, the City of Long Beach shall pay all owners of real estate including land, buildings and improvements the fair market value for property taken for the West Gateway Project. Fair market value shall be determined through appraisal of the affected property.
- HP-2 Consistent with the requirements of eminent domain law and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, the City of Long Beach shall assist displaced residents in finding alternative locations, either within or outside the City limits, as appropriate. Displaced residents are also eligible for the reimbursement of certain relocation costs, including moving costs.

4.9.6 LEVEL OF SIGNIFICANCE AFTER MITIGATION RELATED TO POPULATION AND HOUSING

The project impacts related to population, housing and employment would be less than significant. The only impact identified is the increase in population density beyond currently permitted density limits for the West Gateway area in PD-30, which was identified in Section 4.7 (Land Use). The project infrastructure will be sized to accommodate the development. However, there may be a future need to provide more residential support services than was originally envisioned or planned for the area. Refer to Section 4.12 regarding the utilities and service systems needs analysis.

⁹ Southern California Association of Governments, Planning Data and Forecasting Section. *Regional Transportation Plan Growth Projections*. http://www.scag.ca.gov/forecast/downloads/city_projections.xls.